

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: DECEMBER 16, 2004

ITEM NO. 4

SUBJECT	<b>Turquesa Equestrian Estates</b>
REQUEST	<p>Request preliminary plat, landscape &amp; entry details approval for 20-lot single family residential development on 40+/- acres with amended development standards.</p> <p><b>18-PP-2004</b></p> <p><b>Key Items for Consideration:</b></p> <ul style="list-style-type: none"><li>• The 40 ac. site will be developed with 20, two (2) ac. +/- residential equestrian lots utilizing amended development standards.</li><li>• Two of the lots will be used for a 5 ac. Community equestrian facility if an associated use permit (Case 23-UP-2004) is approved for the site.</li><li>• Amended development standards are being requested</li><li>• Neighborhood outreach has occurred with general support received, however some concerns were expressed over trails, walls, noise, odor, lights and development of local streets.</li></ul>
OWNER	<p>Ella Geiger Estate 480-513-9600</p>
APPLICANT CONTACT	<p>Don Allison Monogram Development 480-513-9600</p>
LOCATION	<p>28701 N 70th St, southwest corner of Scottsdale Rd. and Peak View Rd.</p>
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned R1-70 ESL FO (Single Family Residential District) which allows for single family homes and related uses on parcels of 70,000 square feet or more. The Environmentally Sensitive Lands Ordinance and Foothills Overlay contain provisions to protect the natural quality of the land and to maintain with the rural and equestrian character of the area.</p> <p><b>Context.</b></p> <p>This subdivision is located at the southwest corner of Peak View Road and Scottsdale Road. The surrounding property to the south and west is zoned R1-70 (70,000 square foot properties) containing open areas and ranch and equestrian properties. A platted R1-43 single family subdivision (T.W. Lewis) is located to the north. Scottsdale Road is situated to the east with R1-70 residential lots located along the east side of the road.</p>
APPLICANT'S PROPOSAL	<p><b>Goal/Purpose of Request.</b></p> <p>The request is to develop a 20 lot single-family equestrian subdivision on the undeveloped 40 acre site. Access to the gated community will be from a single</p>

location along Peak View Rd. to the north with the proposed custom home lots arranged around 2 cul-de-sac (Tract) internal streets. A 166 CFS wash runs southwesterly through the property and will be maintained as NAOS. Each lot will be connected by internal equestrian paths, which will also connect through horse gates, to public trails provided around the site and through the surrounding area. Amended development standards of 25% are requested for lot area (70,000 to 54,000 sq. ft.), lot width (250 to 190 ft.), front and rear yard setbacks (60 to 45 ft.) and side yard setback (30 to 25 ft.). Justifications are the buffered setbacks and wash protection afforded on the site and an additional 4% of the site preserved as natural area open space. In addition, amended standards related to the Foothills Overlay is requested for:

- A 25% reduction in required wall setback (from 125 to 94 ft.) along the Scottsdale Rd. frontage.

Two (2) lots will be combined to create an equestrian facility if a proposed use permit is approved on the site.

The entry feature contains dual decorative black wrought iron swing gates with tan, 6 ft. tall mortar wash slump block walls and decorative masonry openings. Bronze or metal “running” horse sculptures, wrought iron lamp and exposed aggregate paving is provided at the entrance. Similar slump block, meandering site walls are provided around the site with returns at lot lines and washes connect with split rail ranch fencing and rustic stone column piers as required.

#### **Key Issues.**

- Amended development standards are requested
- The applicants are requesting that the designated public trail located in wash on the site, be maintained as a public equestrian trail

## **IMPACT ANALYSIS**

### **Traffic.**

Access to the site will be from a single driveway along Peak View Road (50 ft. wide local collector). The applicant will dedicate a 25' half street on Peak view Road and will be paved to complete the existing paved portion of street to the north. Dale Lane (ultimate 50 ft. wide local collector) to the south will require a 25 ft. wide half street dedication while 70<sup>th</sup> St. (40 ft. wide local street) to the west will require a 20 ft. dedication. Along Scottsdale Rd. the developer will be required to provide a total of 75 ft. wide, half street dedication (50 ft. existing) along with a northbound left turn lane and southbound right turn deceleration lane, at the Peak View intersection.

At the neighborhood open houses, some neighbors have expressed concerns about paving of 70<sup>th</sup> St. and Dale Lane, as they would prefer to leave these streets unpaved for equestrian use. The City has agreed to leave 70<sup>th</sup> St. and Dale Lane unpaved since access by service vehicles to the equestrian facility are not significant and alternate access is provided to the facility from within the subdivision. Overall traffic generated from the subdivision is approximately 200 vehicle trips per day, and with the upgraded standard of Peak View Rd. and left turn and deceleration lanes added to Scottsdale Rd., these streets will be able to accommodate increased traffic and turning movement.

**Foothills Overlay Provisions**

The applicant requests a 25% reduction in the 125 ft. setback for walls located adjacent to Scottsdale Rd. (an arterial road) required by the Foothills Overlay, to permit a minimum 94 ft. setback. Other aspects of the Foothills Overlay including permitted wall enclosure areas are met.

**ESLO Provisions**

The plat conforms to the provisions of the current ESLO provisions including the 24 ft. maximum building height, site wall design and setbacks from property lines. Walls will not cross washes and no modification of 50 CFS or greater are proposed on the plat. Perimeter walls are not proposed and walls other than at the equestrian facility are setback a minimum of 45 feet from the property line with NAOS areas provided adjacent to street frontages. Lot walls are located behind the scenic corridor along Scottsdale Road and a minimum wall setback of 45 ft. is provided elsewhere. Walls adjacent to Scottsdale Rd. will be 8 feet tall and located on landscape berms up to 4 ft. in height, while individual site walls for lots will be 6 ft. tall.

**Water/Sewer.**

The site will be serviced by City water and sewer facilities. Water will be extended to the site from existing water facilities in the area. A new sewer line will be extended from the site, southward along 70<sup>th</sup> St. to connect with existing sewer line in that area.

**Police/Fire.**

The plat has been reviewed by Rural Metro and conforms to City requirements subject to "Knox Box" entry system at the gates and satisfactory apparatus circulation and turning radius area provided. An alternative private access may be provided to the Equestrian Facility from 70<sup>th</sup> St.

**Schools.**

Cave Creek Unified School District has been notified of this application and has expressed no objection to the plat. The school district representative indicated that sufficient school capacity exists to accommodate additional students from the site.

**Open space/Scenic Corridors.**

The site is in the Lower Desert Landform with gentle slopes in the 0-10% range. A total of 12.13 (30.3%) acres of NAOS is provided and 10.55 (26.3%) are required. An 85 ft. wide minimum, 100 ft. average scenic corridor is provided along Scottsdale Rd. The Trails Master Plan identifies public trails along the east, south, and west and centrally along the wash running through the center of the site. The applicant has agreed with neighbors to permit an existing, narrow public trail alignment located on the north side of Peak View Rd. to be relocated to the north side of the subject site. The applicant is requesting that the designated public trail running centrally through the wash on the site be maintained as a public equestrian trail only, and subject to the final approval by the City's Trails Coordinator. Perimeter public trails running along all 4 sides of the site will be located within 25 ft. wide public trail easements situated adjacent to the perimeter streets except along Scottsdale

Road where the easement will be situated within the broader Scenic Corridor easement. (See attachment #8, Public Trails Planner Comments on the Wash Trail Modification).

**Community Involvement.**

Neighbors within 750 ft. of the site have been contacted and a neighborhood open house was held on June 10, 2004 to discuss both the plat and pending equestrian facility use permit case. Comments were generally favorable but concerns were expressed about site walls, paving of adjacent streets, lighting, traffic, noise and odors, noise and other impacts related to horses on the property. These issues will be discussed in detail at the time the community facility is considered for a conditional use permit

## STAFF

## RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

## RESPONSIBLE

## DEPT(S)

**Planning and Development Services Department**

Current Planning Services

## STAFF CONTACT(S)

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## APPROVED BY

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## ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Preliminary Plant Plan
6. Entry Details
7. Street & Wash Sections
8. Trails Coordinator Comments
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Preliminary Plat Application Narrative for:

# *turquesa*

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## *equestrian estates*

**"Turquesa Equestrian Estates offers a unique opportunity to develop a new community in Scottsdale with a foundation rich in the western heritage of the community."**

**PREPARED BY:**

Tornow Design Associates, P.C.

**IN CONJUNCTION WITH:**

Vollmer & Associates, Inc.

Erie & Associates, Inc.

**PREPARED FOR:**

Monogram Development Services, L.L.C.

Attn: Russ Hermann

20801 N. Scottsdale Road, # 205

Scottsdale, AZ 85255

[480] 513-9600

**PREPARED:**

07/15/04



**TORNOW DESIGN ASSOCIATES, P.C.**

7610 East McDonald Drive, Suite E ▪ Scottsdale, Arizona 85250

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*environmental planning ▪ neighborhood & community planning ▪ landscape architecture*

18-PP-2004

**ATTACHMENT #1**

Preliminary Plat Application Narrative for:

# *turquesa*

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## *equestrian estates*

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### DESIGN TEAM.

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>▪ <b>Developer:</b><br/>Monogram Development Services, L.L.C.<br/>c/o Mr. Don Allison<br/>20801 N. Scottsdale Road, # 205<br/>Scottsdale, AZ 85255<br/>[480] 513-9600</li></ul>     | <ul style="list-style-type: none"><li>▪ <b>Landscape Architecture:</b><br/>Vollmer &amp; Associates, Inc.<br/>c/o Tim Bonnin<br/>5685 N. Scottsdale Road, Suite E-120<br/>Scottsdale, AZ 85250<br/>[480] 945-9555</li></ul> |
| <ul style="list-style-type: none"><li>▪ <b>Neighborhood Planner:</b><br/>Tornow Design Associates, P.C.<br/>c/o Roger M. Tornow<br/>7610 E. McDonald Drive, Suite E<br/>Scottsdale, AZ 85250<br/>[480] 607-5090</li></ul> | <ul style="list-style-type: none"><li>▪ <b>Civil Engineer:</b><br/>Erie &amp; Associates, Inc.<br/>c/o Len Erie, P.E., L.S.<br/>3120 North 24<sup>th</sup> Street<br/>Phoenix, AZ 85016<br/>[602] 954-6399</li></ul>        |
| <ul style="list-style-type: none"><li>▪ <b>File Number:</b><br/>89-PA-04</li></ul>  |   |



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*turquesa equestrian estates – scottsdale, arizona*

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**LOCATION.**

The subject property is currently undeveloped and is located at the southwest corner of Scottsdale and Peak View Roads in north Scottsdale. The property is surrounded by vacant land to the south, existing ranches and homes to the west and a new single family home neighborhood to the north. The forty-acre property is zoned R1-70 ESL [Single Family – Environmentally Sensitive Lands].

**INTRODUCTION.**

The main objective of this new community is to create a neighborhood with an equestrian character and experience unique to Scottsdale. In naming this experience, the design team choose a name that would add to the overall theme of the project as well as providing a unique basis for all of the materials associated with the neighborhood. In addition, the name needed to reflect the rich environmental heritage of the southwest. The name Turquesa is Spanish for "turquoise". The name Turquesa Equestrian Estates was chosen as a representation of all of these objectives. Turquoise is not only the state gemstone of Arizona, it also has some historical significance. Many early settlers to Arizona from South America called the beautiful blue stone, Turquesa. The Native Americans local to the area considered turquoise to be a source of good fortune, happiness, beauty, good health and long life. They called turquoise "Sky Stone", to match the rich blue color of the Arizona sky. Additionally, in the 13<sup>th</sup> century, turquoise was thought to protect the wearer from falls, especially from horses.

Turquesa Equestrian Estates offers a unique opportunity to develop a new community in Scottsdale with a foundation in the rich western heritage of the community. The architecture of the estate homes offered will enhance the local area and provide a much-needed alternative for horse owners who want to live in a neighborhood environment.

*Note: The preliminary plat application is a request for 20 lots which will be reduced to 18 lots pending the approval of a companion Use Permit request for the development of a private equestrian facility and play area. With the approval of the Use Permit, lots 19 and 20 will be combined forming a common area tract approximately five [5] acres in area. This approach has been taken to allow the Development Review process to run concurrently with the Use Permit application and process.*

**ENVIRONMENTAL CONDITIONS.**

E.S.L.O. Landform.

The Turquesa Equestrian Estates project is located within the Lower Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within



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the recently revised ESL ordinance. No boulder features, steep slopes, bedrock or unstable slopes are present on this site.

Topography & Slope.

The topography for this parcel is generally flat as the site falls from the northeast to the southwest at an average slope of 2-3%. The site is bisected by a wash that flows through the property in a southwesterly direction. The wash has been designated as a 404-wash.

A slope analysis for the site has been prepared by Erie & Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is approximately 28%.

Vegetation/Site Features.

The site is typical of the Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been performed and submitted with this application. The most significant feature of the site is 404-wash [described above] that bisects the site diagonally through the middle of the 40-acres.

Hydrology Analysis.

Erie & Associates, Inc. has prepared a preliminary analysis of the site hydrology. Their report has been submitted under separate cover for review by City staff.

Archaeology Survey.

A report detailing the archaeology survey findings for this property has been submitted with this application.

**REQUEST.**

Request. The applicant and developer, Monogram Development Services, request approval of the proposed 20-lot preliminary plat, a future neighborhood equestrian facility, landscape theme elements and Amended Development Standards [ADS].

Plan Summary.

- Existing / Proposed Zoning: .....R1-70 ESL
- Allowed Density:..... 0.55 units/acre
- Site Area [Gross]:..... ± 40.0 Acres
- Allowed Units:.....22
- Proposed Units:..... 20\*\*
- N.A.O.S. Required: ..... 28%
- N.A.O.S. Provided:..... 28%
- Maximum Height [per ESL ordinance]:..... 24'

\*\* With the approval of the proposed Use Permit, the final lot count will be reduced to 18.





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Development Concept. The preliminary plat request includes 20 lots with a strong emphasis and focus on an equestrian lifestyle [see note below]. Lots will range from 54,000 square feet to over 100,000 square feet in area. The custom home concept allows for the preservation of the main wash that runs through the site as well as minor washes present on-site and provide for Scottsdale Road Scenic Corridor. Access to the new subdivision will be provided from Peak View Road. The entrance will be gated per the concept plans submitted with this application.

The main feature of the proposed development will be a future common equestrian center that is available for all residents of this new neighborhood. The equestrian center components will feature the following:

- open arena[s] for riding and turn-out,
- hot walkers and round pens,
- barn / covered stables,
- material storage [hay, etc.] and
- trailer parking

The applicant proposes a full-time caretaker on-site to manage the facility. Internal private trails linking to outside public trails will link all homes and the equestrian center. The equestrian components of the project blend in well with the existing ranches and other equestrian uses in the neighborhood to the west and south. Lighting will be necessary to maximize the opportunity to use the facility, however, all lighting will comply with City ordinances which promote a dark sky character for this area of Scottsdale. The proposed equestrian facility will be for the sole use of residents of Turquesa Equestrian Estates. No outside users or commercial operations will be allowed.

**NOTE:** *The facility is proposed to be located at the southwest corner of the neighborhood on Lots 19 and 20. A companion Use Permit request is currently being pursued by the applicant for the equestrian center component. Upon approval of the Use Permit, the site plan will be updated to reflect a total of 18 homesites and the proposed equestrian center plans.*

Amended development standards are proposed to help provide a plan that can accommodate the proposed open space elements such as the local washes and the Scottsdale Road Scenic Corridor. See Amended Development Standards Justification section below for more information.

Trails Component. With the strong equestrian influence present in this area of Scottsdale, numerous trail elements will be integrated within project. Perimeter, public trails will be included on all four sides of the project including the Scottsdale Road Scenic Corridor. Internal, private trails will link all home sites with the common equestrian facility and all perimeter trails. The perimeter trails will tie into the City's regional trail system linking numerous regional destinations within the community. All new public trails will be field staked with the assistance of the City's Trails Coordinator prior to construction.



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Native Plant Inventory. A preliminary native plant inventory for the project has been submitted with this application. A final native plant inventory will be prepared on a lot-by-lot basis based on specific grading and drainage plans for each of the lots.

Landscape Development. The landscape theme for the project will feature predominantly indigenous trees, shrubs and ground cover plants. Additional arid-adapted plants will be utilized for color in non-N.A.O.S. areas near the entrance and at the common area facility. A small turf area is also envisioned for use within common area to provide passive recreational opportunities for residents. Per the ESL ordinance, the turf will not be visible from off-site. See proposed design elements prepared by Vollmer & Associates submitted with this application.

Scottsdale Road Scenic Corridor. A 100-foot average [85-foot minimum] Scenic Corridor is being provided adjacent to Scottsdale Road on the east frontage of the property. The corridor will feature indigenous vegetation [undisturbed and revegetated] and a multi-use trail that is a part of the regional trail system in Scottsdale. Please refer to landscape concept plans submitted with this application.

Design Guidelines and C. C. & R.'s. The master developer of this site will prepare architectural and landscape design guidelines for the future homes within Turquesa Equestrian Estates. The guidelines will be restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom home designs will be controlled by the H.O.A. architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team.

### **PUBLIC PARTICIPATION PROGRAM.**

The master developer has been communicating with adjacent neighbors during the review of this application. Specific comments from those communications will be provided to the City staff as a part of the Citizen Participation Report.

### **AMENDED DEVELOPMENT STANDARDS JUSTIFICATION.**

In order to accommodate the numerous open space elements required by the city on this site, the applicant proposes to utilize administrative Amended Development Standards [ADS] as allowed in the Environmentally Sensitive Lands [ESL] Ordinance, section 6.1083. The proposed ADS request is justified by the developer having the ability to achieve the density allowed by the underlying zoning and the accommodating the following elements:

1. Provision of minimum 100-foot Scenic Corridor along Scottsdale Road. The ADS allow the applicant to provide the Scenic Corridor without being penalized with the loss of density allowed by the underlying zoning. The City's goals can be met in a creative manner without negative consequence to the applicant.



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2. Scottsdale Road noise mitigation. The varied lot sizes allow the developer to create large lots and larger setbacks adjacent to Scottsdale Road to mitigate and buffer the negative impacts created by traffic noise from Scottsdale Road.
3. Preservation of existing wash through site. The reduction in lot size and width allow for flexibility in the site plan that accommodates the preservation of the existing natural wash as an amenity.
4. Ability to provide serpentine street and varied lot configurations on highly constrained site. The interest in providing the Scottsdale Road Scenic Corridor create a unique challenge on a site such as this. The ADS allow for these requirements without resorting to a "grid" pattern layout to achieve the allowed density on the site.
5. Ability to provide enhanced entry feature to the neighborhood. The "non-grid" layout also accommodates a more interesting entry experience and feature at Peak View Road.
6. Ability to preserve local drainage patterns. The curvilinear street pattern and varied lot lines create an opportunity help manage local drainage patterns through the site to the properties to the west and south. This opportunity would be more difficult with the numerous other design constraints present on-site without ADS.
7. Ability to provide common area amenity. The most unique component of this plan is the proposed / future large community equestrian center provided for the use and enjoyment of the residents of the project.
8. Average Lot Size. While the minimum lot size is approximately 54,000 square feet, the AVERAGE lot size within the project is approximately 75,000 square feet. The average lot size exceeds the minimum lot size required by the R1-70 ordinance.

**NO ADDITIONAL DENSITY IS ACHIEVED WITH THE PROPOSED AMENDMENTS, IN FACT, LESS DENSITY IS PROPOSED THAN WHAT IS CURRENTLY ALLOWED BY THE UNDERLYING ZONING.**

Proposed amendments include:

Development Standard	Current Requirement	Proposed Amendment	Percent Reduction
Minimum Lot Size [S.F.]:	70,000	54,000	24%
Minimum Lot Width:	250'	190'	25%
Minimum Front Yard	60'	45'	25%
Minimum Rear Yard	60'	45'	25%
Minimum Side Yard	30'	30'	--



**SECTION 5.030. R1-70 SINGLE-FAMILY RESIDENTIAL DISTRICT.**

Sec. 5.031. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.032. Use regulations.

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses: Any use permitted in the [R1-190] single-family residential district. [See **BELOW** section-5.042A].
1. Accessory buildings, private swimming pools, home occupations and other accessory uses.
  2. Adult care homes; subject to the following criteria:
    - a. Floor area ratio: In no case shall the gross floor area of the structure[s] exceed an amount equal to thirty-five hundredths [0.35] multiplied by the net lot area.
    - b. Capacity: The maximum number of residents other than the manager or owner and/or day care clients at the home shall be ten [10].
    - c. Location: An adult care home shall not be located within seven hundred fifty [750] feet of another adult care home on the same street frontage or within five hundred [500] feet in any other direction of another adult care home.
    - d. Compatibility: The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
  3. Day car home.
  4. Day car group home.
  5. Dwelling units, single-family.
  6. Guest houses with cooking facilities, as an accessory use subject to the following criteria:
    - a. The minimum lot size shall be thirty-five thousand [35,000] square feet.
    - b. No more than one [1] per lot shall be permitted.
    - c. Parking shall be located behind the established front building line.
    - d. The square footage shall be no greater than one-half the square footage of the principal building.
  7. Model homes.
  8. Municipal uses.
  - 8.1 Minor cellular communication facility as joint use on ball field lights in city owned park sites.
  9. Private tennis courts.
  10. Public elementary and high schools.
  11. Temporary sales office buildings and buildings for uses incidental to construction work, to be removed upon completion of construction work.





12. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:
  - a. Lot Area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than twenty thousand [20,000] square feet [net].
  - b. Floor area ratio: In no case shall the gross floor area of the structure[s] exceed an amount equal to two-tenths [0.2] multiplied by the net lot area.
  - c. Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment [such equipment must be screened] limited to thirty [30] feet in height, and may allow a maximum of ten [10] percent of the roof area to exceed the height limit by ten [10] feet. All such structures in excess of thirty [30] feet shall be setback a minimum of ten [10] feet from the edge of the building wall on which they are located. Height is subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. [This provision supersedes section 7.100-7.102, exceptions to restrictions, which shall not apply to churches within this district.
  - d. Open space: In no case shall the open space requirement be less than twenty-four [24] percent of the total lot area for zero [0] to twenty [20] feet of total building height, plus four-tenths [0.4] percent of the total site for each foot of height above twenty [20] feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.
  - e. Parking: Parking shall observe the minimum front setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line[s]. A minimum of fifteen [15] percent of all parking areas shall be landscaped. A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.
  - f. Lighting: All pole-mounted lighting shall be directed down and shielded and shall be a maximum of sixteen [16] feet in height. All lighting adjacent to residential districts shall be set back a minimum of thirty [30] feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.
  - g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts. There shall be a three-foot high landscape berm along all street frontage where parking occurs.
  - h. Access: All churches must have primary access to a street classified by the Scottsdale General Plan as minor collector or greater. Access to a local or local collector residential street is prohibited when the primary worship center auditorium or other major gathering place exceeds three thousand [3,000] square feet.
  - i. Operations: No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.



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- B. *Uses subject to conditional use permit.* Any use permitted by conditional use permit in the [R1-190] single-family residential district [See **BELOW** section 5.042B].
1. Cellular communications facility; minor and major [see section 2.208 for criteria].
  2. Cemetery [See section 2.208 for criteria].
  3. Ham transmitting or receiving radio antennas in excess of seventy [70] feet.
  4. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, etc.
  5. Farms and ranches.
  6. Golf course [except miniature golf course or commercial driving range].
  7. Private colleges and universities having a regular curriculum, with their related services and activities.
  8. Private school having a curriculum equivalent to a public elementary school or public high school and having no room regularly used for housing or sleeping.
  9. Public utility buildings, structures or appurtenances thereto for public service uses.
  10. Recreational uses [See section 2.208 for specific uses and development criteria for each].

Sec. 5.033. Approvals required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article II, section 1.400 hereof.

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 district:

- A. *Lot area.*
1. Each lot shall have a minimum lot area of not less than ~~seventy thousand [70,000]~~ **FIFTY-FOUR THOUSAND [54,000]** square feet.
  2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. *Lot dimensions.*
- Width. All lots shall have a minimum width of ~~two hundred and fifty [250]~~ **ONE HUNDRED NINETY [190]** feet.
- C. *Density.* There shall be not more than one [1] single-family dwelling unit on any one [1] lot.
- D. *Building height.* No building shall exceed thirty [30] feet in height, except as otherwise provided in article VII.
- E. *Yards.*



Preliminary Plat Application Narrative for:

*turquesa equestrian estates – scottsdale, arizona*

---

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~sixty [60]~~ **FORTY-FIVE [45]** feet.
  - b. Where lots have a double frontage on two [2] streets, the required front yard of ~~sixty [60]~~ **FORTY-FIVE [45]** feet shall be provided on both streets.
  - c. On a corner lot, the required front yard of sixty [60] feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or any alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
2. Side Yard. There shall be a side yard of not less than thirty [30] feet on each side of a building.
3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty [60]~~ **FORTY-FIVE [45]** feet.
4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten [10] feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than sixty [60] feet.

G. *Buildings, walls, fences and landscaping.*

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve [12] feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three [3] feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
2. A minimum of five [5] percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access had been approved on a subdivision plat.

I. *Corral.* Corral not to exceed six [6] feet in height shall be permitted on the property line or within the required front, side or rear yard.

Sec. 5.035. Off-street parking. The provisions of article IX shall apply.

Sec. 5.036. Signs. The provisions of article VIII shall apply.



Preliminary Plat Application Narrative for:

*turquesa equestrian estates – scottsdale, arizona*

SEC. 5.030. R1-70 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE

Development Standard	Ordinance Requirement	Proposed Amendment	Max. ESL Reduction*	Proposed Reduction
A. Minimum Lot Area [Sq. Ft.]	70,000	54,000	25%	24%
B. Minimum Lot Width	250'	190'	25%	25%
C. Density [Dwellings/Lot]	1	1	--	--
D. Maximum Building Height	30'	--	--	--
E. Minimum Yard Requirements				
1. Front Yard				
a. Front [Face of building]	60'	45'	25%	25%
b. Front [Double frontage]	60'	45'	25%	25%
c. Front [Corner lot]	60'	45'	25%	25%
2. Side Yard	30'	30'	25%	--
3. Rear Yard	60'	45'	25%	25%
F. Distance Between Buildings [Min.]				
1. Accessory & Main	10'	10'	--	--
2. Main Bldg. On Adjacent Lots	60'	60'	25%	--
G. Walls & Fences				
1. Standard	8'	8'	--	--
2. With 20' Setback	12'	12'	--	--
3. Within Required Front Yard	3'	3'	--	--
H. Access.				
I. Corrals [Height]	6'	--	--	--

\* Maximum reductions allowed by Administrative Approval as set forth in the ESL ordinance [Sec. 6.1083].







Q.S.  
51-44

G.I.S. ORTHOPHOTO 2003



Turquesa Equestrian Estates

18-PP-2004

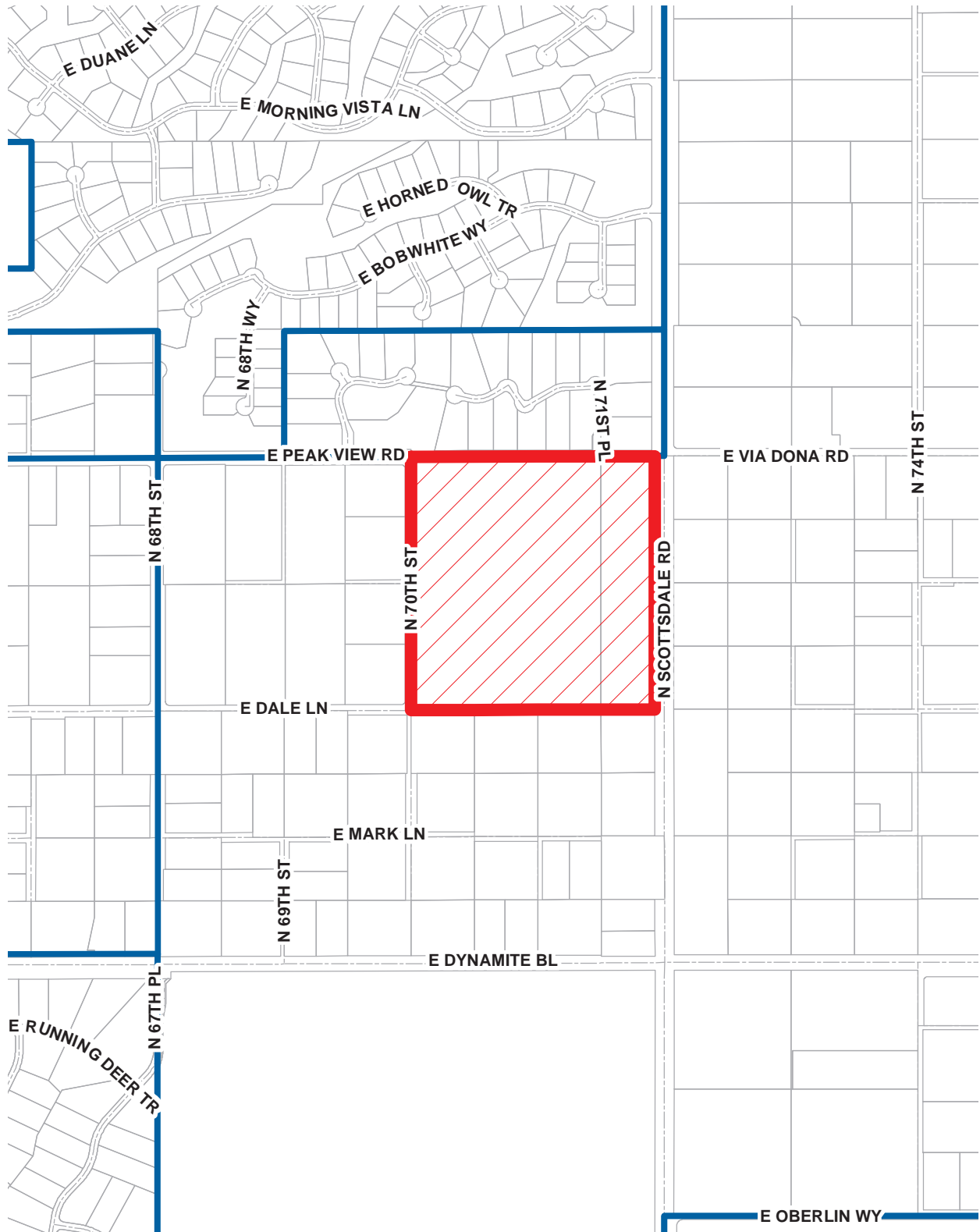
ATTACHMENT #2



Turquesa Equestrian Estates

**18-PP-2004**

ATTACHMENT #2A

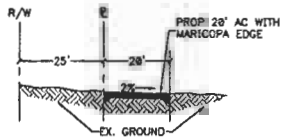


# TURQUESA EQUESTRIAN ESTATES PRELIMINARY PLAT

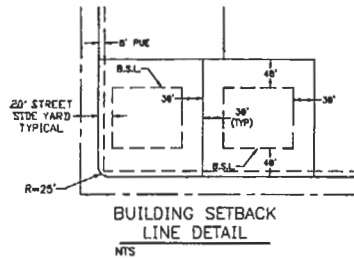
A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.



PEAK VIEW RD. CROSS SECTION  
EXCEPT AT INTERSECTION



DALE LANE CROSS SECTION



BUILDING SETBACK  
LINE DETAIL  
NTS

## LEGEND

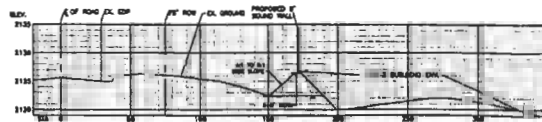
- PUE PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- PROPOSED N.A.O.S. AREA
- DISTURBED N.A.O.S. AREA
- PROPOSED DETENTION AREA
- PROPOSED PUBLIC TRAILS
- PROPOSED PRIVATE TRAILS
- BUILDING ENVELOPE BLOCK WALL
- HORSE FENCE

LOT SUMMARY				
LOT #	AREA (SQ. FT.)	BUILDING ENVELOPE MAX. ENCLOSED N.A.O.S. AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (55% LOT) (SQ. FT.)
1	11,178	11,178	11,178	7,558
2	11,178	11,178	11,178	7,558
3	11,178	11,178	11,178	7,558
4	11,178	11,178	11,178	7,558
5	11,178	11,178	11,178	7,558
6	11,178	11,178	11,178	7,558
7	11,178	11,178	11,178	7,558
8	11,178	11,178	11,178	7,558
9	11,178	11,178	11,178	7,558
10	11,178	11,178	11,178	7,558
11	11,178	11,178	11,178	7,558
12	11,178	11,178	11,178	7,558
13	11,178	11,178	11,178	7,558
14	11,178	11,178	11,178	7,558
15	11,178	11,178	11,178	7,558
16	11,178	11,178	11,178	7,558
17	11,178	11,178	11,178	7,558
18	11,178	11,178	11,178	7,558
19	11,178	11,178	11,178	7,558
20	11,178	11,178	11,178	7,558
21	11,178	11,178	11,178	7,558
22	11,178	11,178	11,178	7,558
23	11,178	11,178	11,178	7,558
24	11,178	11,178	11,178	7,558
25	11,178	11,178	11,178	7,558
26	11,178	11,178	11,178	7,558
27	11,178	11,178	11,178	7,558
28	11,178	11,178	11,178	7,558
29	11,178	11,178	11,178	7,558
30	11,178	11,178	11,178	7,558
31	11,178	11,178	11,178	7,558
32	11,178	11,178	11,178	7,558
33	11,178	11,178	11,178	7,558
34	11,178	11,178	11,178	7,558
35	11,178	11,178	11,178	7,558
36	11,178	11,178	11,178	7,558
37	11,178	11,178	11,178	7,558
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41	11,178	11,178	11,178	7,558
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51	11,178	11,178	11,178	7,558
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53	11,178	11,178	11,178	7,558
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94	11,178	11,178	11,178	7,558
95	11,178	11,178	11,178	7,558
96	11,178	11,178	11,178	7,558
97	11,178	11,178	11,178	7,558
98	11,178	11,178	11,178	7,558
99	11,178	11,178	11,178	7,558
100	11,178	11,178	11,178	7,558
TOTAL	1,438,280	891,440	N/A	521,440
	33.28 AC.	15.87 AC.		11.87 AC.

\* MAXIMUM ENCLOSED AREA INCLUDES BUILDING FOOTPRINT AND ENCLOSED FENCED REAR YARD.

TRACT SUMMARY		
TRACT	LOCATION	AREA (SQ. FT.)
A	1	11,178
B	2	11,178
C	3	11,178
D	4	11,178
E	5	11,178
F	6	11,178
G	7	11,178
H	8	11,178
I	9	11,178
J	10	11,178
K	11	11,178
L	12	11,178
M	13	11,178
N	14	11,178
O	15	11,178
P	16	11,178
Q	17	11,178
R	18	11,178
S	19	11,178
T	20	11,178
U	21	11,178
V	22	11,178
W	23	11,178
X	24	11,178
Y	25	11,178
Z	26	11,178
AA	27	11,178
AB	28	11,178
AC	29	11,178
AD	30	11,178
AE	31	11,178
AF	32	11,178
AG	33	11,178
AH	34	11,178
AI	35	11,178
AJ	36	11,178
AK	37	11,178
AL	38	11,178
AM	39	11,178
AN	40	11,178
AO	41	11,178
AP	42	11,178
AQ	43	11,178
AR	44	11,178
AS	45	11,178
AT	46	11,178
AU	47	11,178
AV	48	11,178
AW	49	11,178
AX	50	11,178
AY	51	11,178
AZ	52	11,178
BA	53	11,178
BB	54	11,178
BC	55	11,178
BD	56	11,178
BE	57	11,178
BF	58	11,178
BG	59	11,178
BH	60	11,178
BI	61	11,178
BJ	62	11,178
BK	63	11,178
BL	64	11,178
BM	65	11,178
BN	66	11,178
BO	67	11,178
BP	68	11,178
BQ	69	11,178
BR	70	11,178
BS	71	11,178
BT	72	11,178
BU	73	11,178
BV	74	11,178
BW	75	11,178
BX	76	11,178
BY	77	11,178
BZ	78	11,178
CA	79	11,178
CB	80	11,178
CC	81	11,178
CD	82	11,178
CE	83	11,178
CF	84	11,178
CG	85	11,178
CH	86	11,178
CI	87	11,178
CJ	88	11,178
CK	89	11,178
CL	90	11,178
CM	91	11,178
CN	92	11,178
CO	93	11,178
CP	94	11,178
CQ	95	11,178
CR	96	11,178
CS	97	11,178
CT	98	11,178
CU	99	11,178
CV	100	11,178
CD	TOTAL	2,55 AC 111,885

TYPICAL ROAD SECTION



SCALE: 1"=40'  
SCALE: 4"=1"=H

## LEGAL DESCRIPTION

The land referred to in this Commitment is situated in the County of Maricopa, State of Arizona, and is described as follows:  
The Northeast quarter of the Southeast quarter of Section 27, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 40 feet as Deeded to the County of Maricopa by Quit Claim Deed recorded March 16, 1956 in Docket 1855, page 130.

## AREA TABULATION

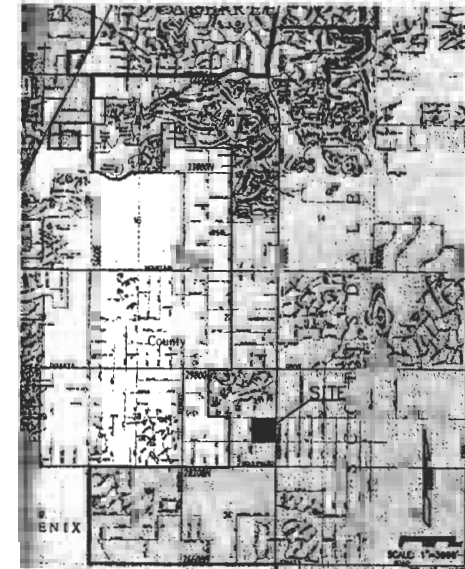
GROSS AREA (ac)	NET AREA (ac)
40.08	38.54

## N.A.O.S. SUMMARY

GROSS AREA	± ACRES	% OF GROSS
40.08	40.08	100.0
REQUIRED N.A.O.S. AREA	18.55	26.3
PROVIDED N.A.O.S. AREA	12.86	30.1
DISTURBED N.A.O.S. AREA = 0.72 AC. = 6.8% TOTAL N.A.O.S., <30% AS REQ.		

## OPEN SPACE SUMMARY

MIN. REQ. N.A.O.S.	± ACRES	% OF GROSS
18.55	18.55	26.3
ADDITIONAL N.A.O.S. PROV.	1.51	3.8
NON-N.A.O.S. OPEN SPACE	2.83	6.7
TOTAL OPEN SPACE =	14.84	35.8



## VICINITY MAP

## APPLICANT/SUBDIVIDER

MONOGRAM DEVELOPMENT  
28881 N. SCOTTSDALE RD. #205  
SCOTTSDALE, AZ 85255  
(480) 513-9600  
(480) 513-9602 (FAX)

## SURVEYOR

ERIE & ASSOCIATES, INC.  
3128 NORTH 24TH STREET  
PHOENIX, ARIZONA 85016  
ATTN: LEN ERIE, P.E., L.S.  
PH. 505-954-8398 FAX. 602-954-6601

## PROPERTY OWNER

MONOGRAM DEVELOPMENT  
28881 N. SCOTTSDALE RD. #205  
SCOTTSDALE, AZ 85255  
(480) 513-9600  
(480) 513-9602 (FAX)

## 100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN  
"ASSURED 100 YEAR WATER  
SUPPLY" PER THE ARIZONA  
DEPARTMENT OF WATER RESOURCES.

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND  
SUBDIVISION OF THE PREMISES DESCRIBED AND  
PLATTED HEREON WERE MADE UNDER MY  
DIRECTION DURING THE MONTH JANUARY, 2004  
THAT THIS SURVEY IS COMPLETE AS SHOWN,  
THAT THE MONUMENTS AND LOT CORNERS  
SHOWN ACTUALLY EXIST OR WILL BE  
PERMANENTLY SET BY COMPLETION OF  
CONSTRUCTION AND THAT THEIR POSITIONS ARE  
CORRECTLY SHOWN, AND THAT SAID MONUMENTS  
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACTED.

LEONARD J. ERIE II, R.L.S. NO. 16529

C.O.S. ID# 89PA2004

TURQUESA EQUESTRIAN ESTATES  
PRELIMINARY PLAT

20  
YEAR  
WARRANTY  
ASSOCIATES

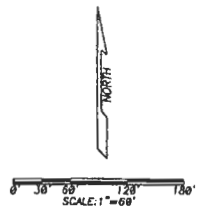
ERIE & ASSOCIATES, INC.  
3128 NORTH 24TH STREET  
PHOENIX, ARIZONA 85016  
ATTN: LEN ERIE, P.E., L.S.  
PH. 505-954-8398 FAX. 602-954-6601

MONOGRAM DEVELOPMENT  
28881 N. SCOTTSDALE RD. #205  
SCOTTSDALE, AZ 85255  
(480) 513-9600  
(480) 513-9602 (FAX)

## 100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN  
"ASSURED 100 YEAR WATER  
SUPPLY" PER THE ARIZONA  
DEPARTMENT OF WATER RES





NOTE: HOMES MAY BE  
CONSTRUCTED WITH  
BASEMENTS AT OWNERS  
DISCRETION.

#### LEGEND

- PROPOSED N.A.O.S. AREA
- DISTURBED N.A.O.S. AREA
- PROPOSED DETENTION AREA
- AC PAVEMENT
- DG PAVEMENT
- PROPOSED PUBLIC TRAILS
- PROPOSED PRIVATE TRAILS
- BUILDING ENVELOPE BLOCK WALL
- HORSE FENCE

#### N.A.O.S. SUMMARY

REQUIRED AREA= 10.55 acres  
PROVIDED AREA= 12.06 acres

CURVE LENGTH	RADIUS	DELTA
C01	105.72	289.00
C02	83.39	218.00
C03	86.34	280.00
C04	211.52	225.00
C05	149.54	200.00
C06	31.43	20.00
C07	134.61	220.18
C08	45.92	20.00
C09	119.40	280.00
C10	13.57	30.00
C11	129.42	45.00
C12	9.54	30.00
C13	139.85	220.00
C14	14.40	10.00
C15	31.43	220.00
C16	319.89	190.00
C17	188.18	220.00
C18	179.53	280.00
C19	31.14	40.00
C20	189.47	40.00
C21	75.35	30.00
C22	230.42	240.00
C23	88.51	180.00
C24	378.18	240.00
C25	92.80	160.00
C26	22.32	40.00
C27	169.97	380.00
C28	37.28	20.00



# TURQUESA EQUESTRIAN ESTATES PRELIMINARY PLAT

20  
YEARS OF  
EXPERIENCE  
IN THE  
FIELD OF  
ENGINEERING  
& ARCHITECTURE

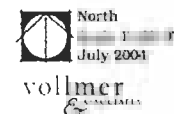


JOB NO. 12345  
DATE: 12/31/2024  
SCALE: 1"=60'  
DRAWN: J.A.  
CHECKED: J.A.  
SHEET NO.

[illegible]

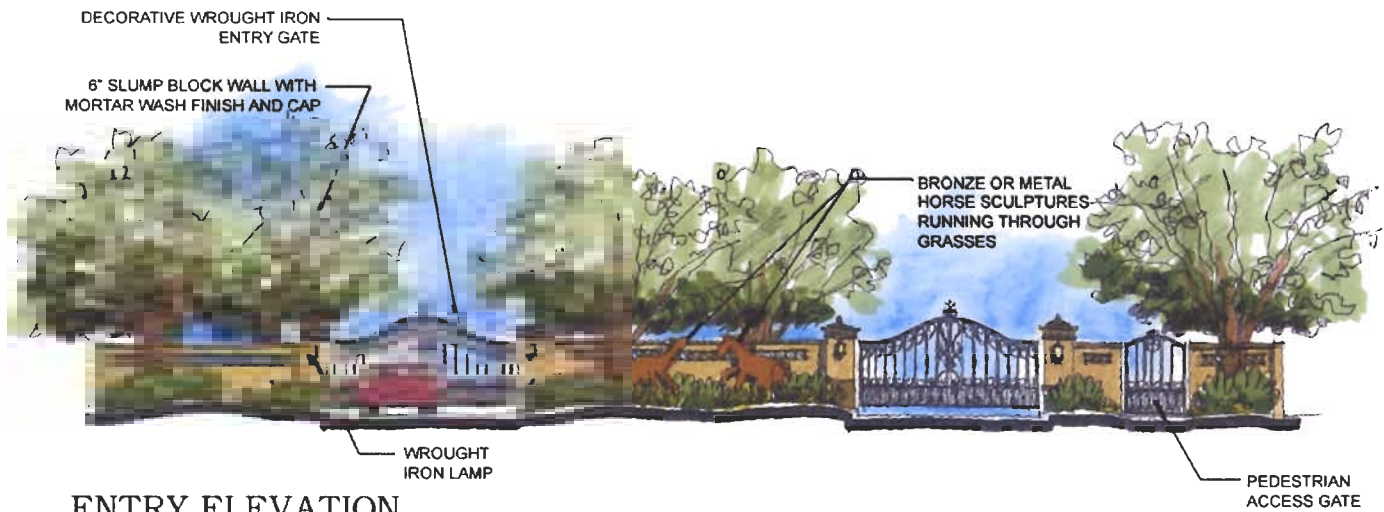
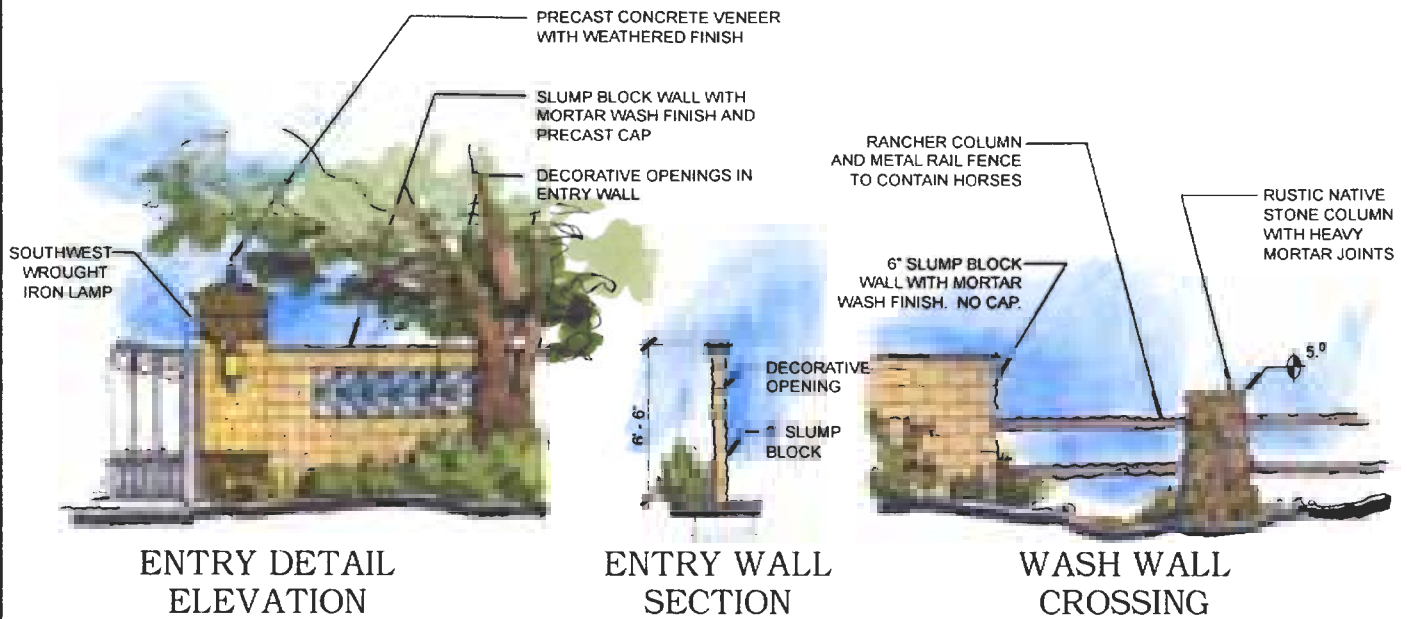
8' SLUMP BLOCK THEMEWALL TO BLOCK  
AUTOMOBILE NOISE ALONG SCOTTSDALE  
ROAD

***Turquesa Equestrian Estates***  
*SWC of Scottsdale and Peak View Scottsdale, Arizona*  
 MONOGRAM DEVELOPMENT SERVICES L.L.C.



Overall Landscape Concept.  
Reference only



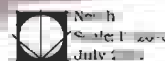


*Thematic Entry Development*

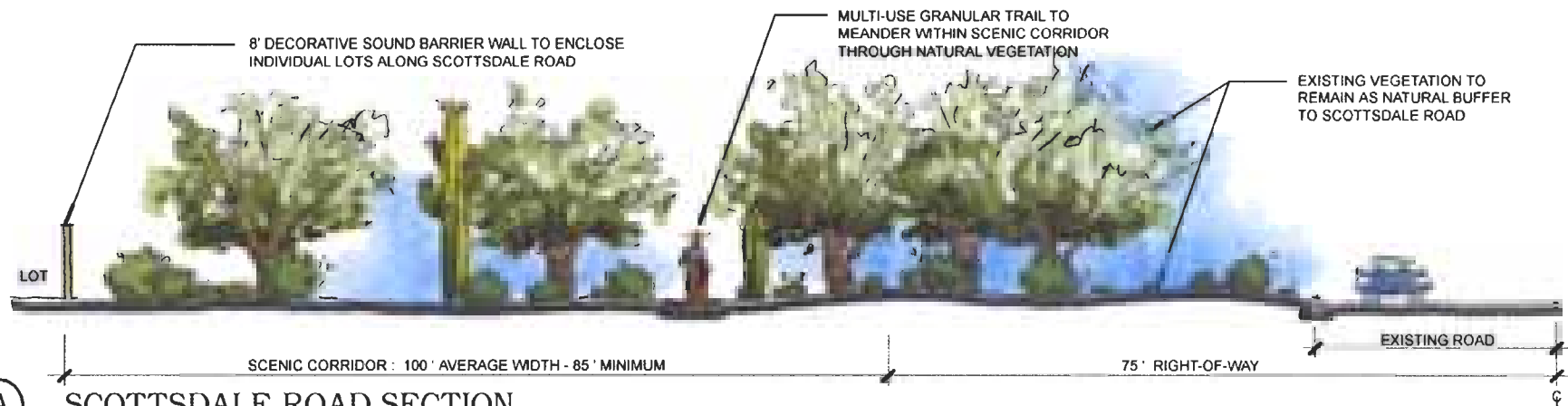
***Turquesa Equestrian Estates***

*SWC of Scottsdale and Peak View Scottsdale, Arizona*

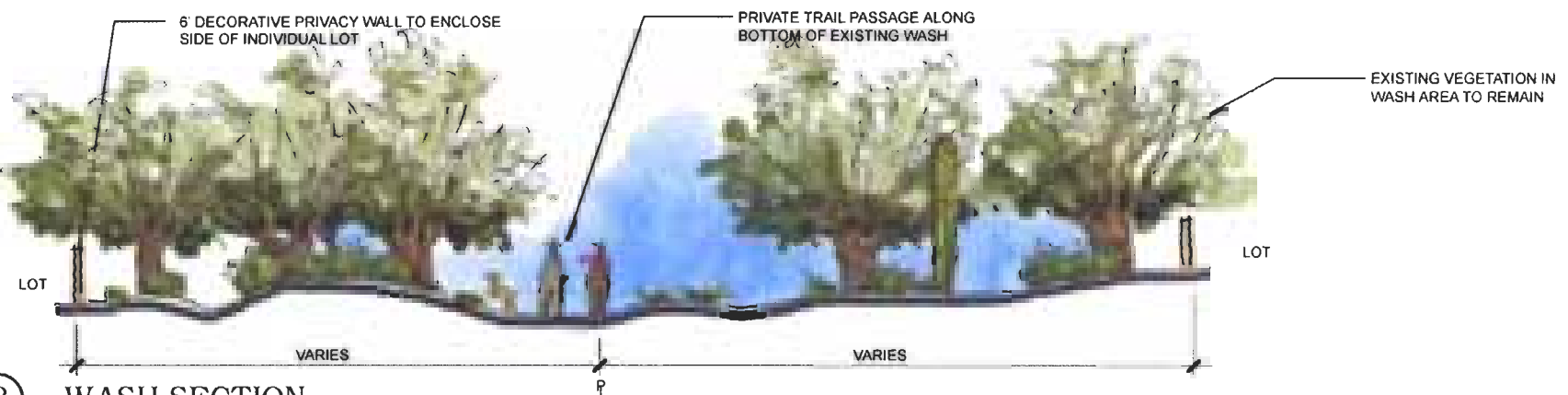
*MONOGRAM DEVELOPMENT SERVICES L.L.C.*



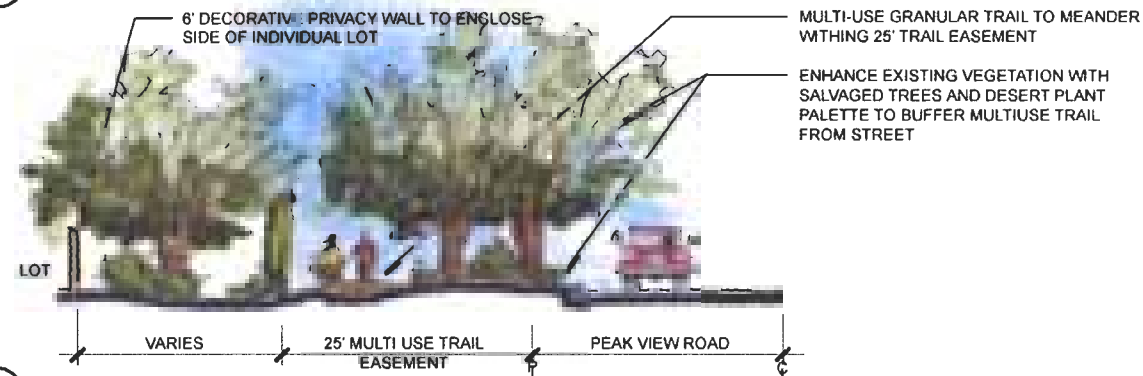
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(A) SCOTTSDALE ROAD SECTION



(B) WASH SECTION



(C) PEAK VIEW ROAD SECTION



Street & Wash Sections

**Turquesa Equestrian Estates**

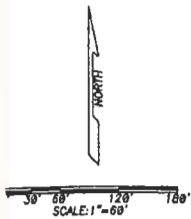
SWC of Scottsdale and Peak View Scottsdale, Arizona

MONOGRAM DEVELOPMENT SERVICES, LLC

July 2004

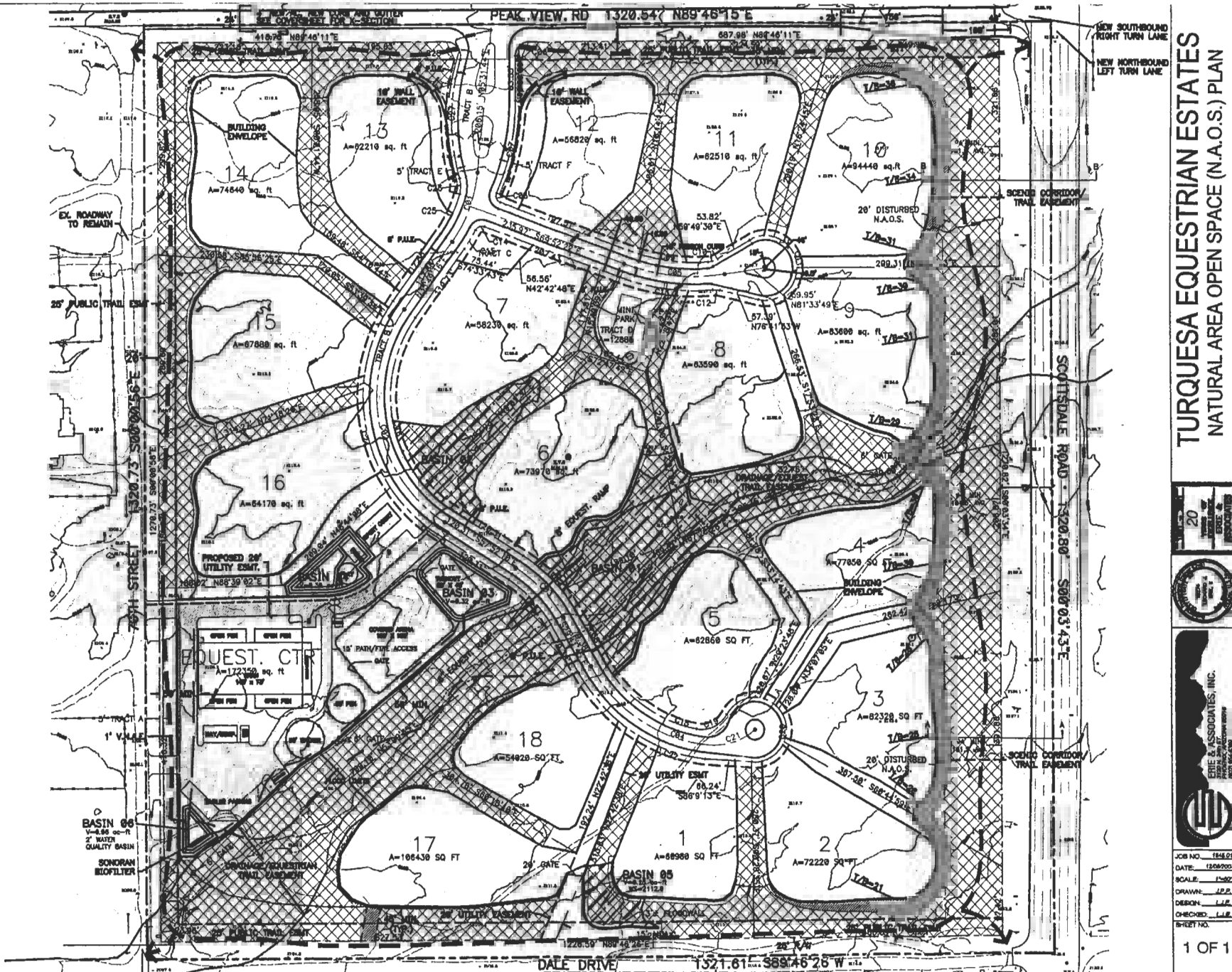
vollmer





LEGEND	
	PROPOSED N.A.O.S. AREA
	DISTURBED N.A.O.S. AREA

N.A.O.S. SUMMARY	
REQUIRED AREA=	10.55 acres
PROVIDED AREA=	12.06 acres



**TURQUESA EQUESTRIAN ESTATES**  
NATURAL AREA OPEN SPACE (N.A.O.S.) PLAN

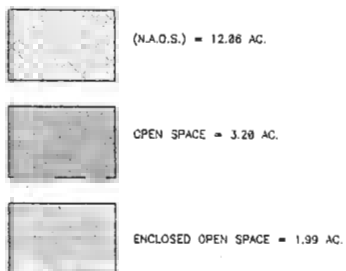
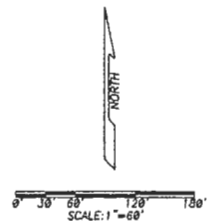


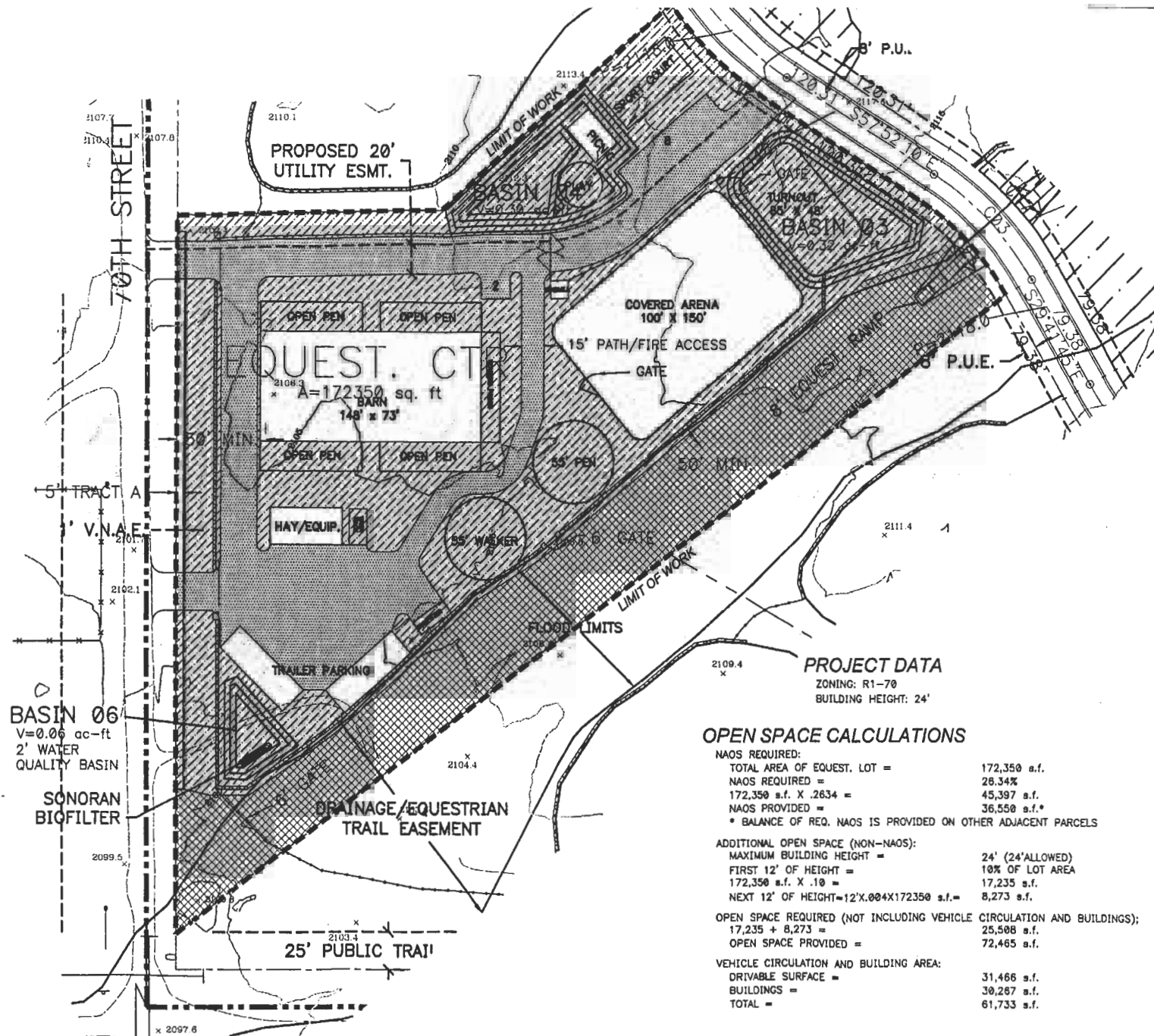
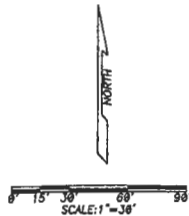
JOB NO. 1586001  
DATE: 10/26/2004  
SCALE: 1"=60'  
DRAWN: J.P.P.  
DESIGN: L.P.P.  
CHECKED: L.P.P.  
SHEET NO.



1 OF 1







**PROJECT DATA**  
 ZONING: R1-70  
 BUILDING HEIGHT: 24'

### OPEN SPACE CALCULATIONS

NAOS REQUIRED:  
 TOTAL AREA OF EQUEST. LOT = 172,350 s.f.  
 NAOS REQUIRED = 26.34%  
 172,350 s.f. X .2634 = 45,397 s.f.  
 NAOS PROVIDED = 36,550 s.f.\*  
 \* BALANCE OF REQ. NAOS IS PROVIDED ON OTHER ADJACENT PARCELS

ADDITIONAL OPEN SPACE (NON-NAOS):  
 MAXIMUM BUILDING HEIGHT = 24' (24' ALLOWED)  
 FIRST 12' OF HEIGHT = 10% OF LOT AREA  
 172,350 s.f. X .10 = 17,235 s.f.  
 NEXT 12' OF HEIGHT=12'X.004X172,350 s.f.= 8,273 s.f.

OPEN SPACE REQUIRED (NOT INCLUDING VEHICLE CIRCULATION AND BUILDINGS):  
 17,235 + 8,273 = 25,508 s.f.  
 OPEN SPACE PROVIDED = 72,465 s.f.

VEHICLE CIRCULATION AND BUILDING AREA:  
 DRIVABLE SURFACE = 31,466 s.f.  
 BUILDINGS = 30,267 s.f.  
 TOTAL = 61,733 s.f.



JOB NO. 1246.01  
 DATE: 12/09/2004  
 SCALE: 1"=80'  
 DRAWN: J.P.D.  
 CHECKED: L.L.E.  
 SHEET NO.

## **Turquesa Trail Summary**

The applicant has agreed to provide multiuse, public trails along the east, west and south boundaries of the project as shown on the Trails Master Plan. The applicant also proposes a multiuse, public trail along the north boundary of the project that is not shown on the Trails Master Plan. Finally, the applicant proposes to provide a public trail, restricted to equestrian use only, within the wash corridor traversing the property in a northeasterly to southwesterly direction. The trail through the wash corridor, which is included in the Trails Master Plan, will provide Turquesa residents access to the external public trail system, and allow equestrians that live outside the Turquesa neighborhood to pass through the site.

While limiting access on a public trail to equestrian only is uncommon within the City of Scottsdale, the unique equestrian setting of the Turquesa neighborhood may warrant such restrictions. An equestrian-oriented subdivision like Turquesa is a first of it's kind in north Scottsdale.

Although the proposed plan by the applicant is a slight deviation from the Council-approved Trails Master Plan (public equestrian access versus multi-use public access of the wash corridor), given the overall context of the area, the proposal may be an improvement to the Plan. The applicant is providing a multiuse, public trail system around the entire perimeter of the project. Not having pedestrian and bicycle access to the wash will not negatively impact the public. The completeness of the trail system proposed around the perimeter of the project and the location of the proposed trails setback from the street right-of-way provides a pleasurable and safe trail experience (this was one of the arguments for the wash corridor being designated a public trail even though it is relatively short at approximately .25 miles). The wash connects to the proposed public trail system at both ends so users will be able to get where they desire to go unaffected by the change in the wash trail. It should also be pointed out that the trail within the wash corridor does not extend beyond this project.

Other factors must also be considered when restricting the allowable uses of a public trail. The physical characteristics of the wash corridor, primarily the loose surface material, create an undesirable condition for bicycles. The proposed trail around the entire perimeter of the subdivision will provide a more desirable experience for bicycles. The perimeter trails being setback from the street right-of-way will also provide an enjoyable and safe experience for pedestrians, as this is a desired juxtaposition of road and trail.

The applicant has requested that the hours of operation of the wash trail be limited to daylight hours. Currently, no city ordinance restricts the hours of use on trails outside of the McDowell Sonoran Preserve or the City's park system. It is uncommon for significant levels of trail use to occur during nighttime hours; therefore it is unlikely that the applicant's proposal will have a marked effect on trail users.

The applicant also proposes to restrict dogs from the wash trail. City ordinance requires that trail users keep dogs on a leash, and clean up after them. The only trail within Scottsdale where dogs are prohibited is the Pinnacle Peak Trail, which is codified in the Pinnacle Peak Park Ordinance. The applicant's desire to limit dogs from the equestrian-only trail within the wash will likely have little effect on trail users. Under the applicant's proposal, pedestrians will be restricted from the wash trail, so a pedestrian with a dog should use the perimeter trail. An equestrian with a dog will most likely not have that dog on a leash, thus will be in violation of the City's leash law.

Discussions with adjacent equestrian neighbors and other active equestrians within the Desert Foothills Area have indicated that they are amenable to the applicant's proposal.



**TURQUESA EQUESTRIAN  
ESTATES- REVISED  
28701 N. 70TH STREET  
SCOTTSDALE, AZ.**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
  
SEE THE SITE PLAN FOR THE LOCATION OF FIRE LANES.  
\_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
  - ☐ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -05-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREETS & PRIVATE DRIVEWAYS SHALL BE DESIGNED TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS. --

ATTACHMENT A

<p style="text-align: center;"><b>Stipulations for Case: 18-PP-2004</b> <b>Case Name: Turquesa Equestrian Estates</b></p>
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Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Erie & Associates, Inc., dated 12/7/04 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Monogram Development Services, LLC, dated 07/21/04 by City staff.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Vollmer & Associates, dated 7/04.
- e. The Conceptual Walls Design by Vollmer & Associates, dated 7/04.
- f. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Erie & Associates, Inc., dated 12/7/04 by City staff.
- g. The building envelopes shall comply with the Conceptual Building Envelopes exhibit submitted by Erie & Associates, Inc., dated 12/7/04 by City staff.
- h.

#### **Engineering Documents**

- i. Preliminary Drainage Report for Turquesa Equestrian Estates; prepared by Erie & Associates, Inc., dated December 7, 2004 13, 2004 by City staff.

#### **Relevant Cases**

- j. At the time of review, the applicable Use Permit case for the subject site was 23-UP-2004 for the Turquesa Equestrian Estates equestrian facilities.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope



exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.

5. Provide the following note on the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 12.06 acres.

#### **Ordinance**

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.
- B. Building setbacks shall be as follows: Front – 45' regardless of whether lot has double or triple street frontage or is a corner lot; Side – 30' with an aggregate of 60'; Rear – 45'.
- C. Building height shall be a maximum of **24' measured from existing natural grade**. Building height shall be established by a plane measured vertically above the existing natural terrain elevation prior to grading.
- D. All walls shall be a maximum of six (6) feet in height unless otherwise approved by the Development Review Board.
- E. Eight (8) foot wall along Scottsdale Road shall be setback a minimum of one hundred twenty-five (125) feet and a maximum of one hundred seventy-five (175) feet from the edge of the right-of-way unless otherwise approved by the Development Review Board.
- F. All washes with a 50 cfs or greater flow in a 100-year event shall remain in their natural state and course. Any proposal to alter a wash of 50 cfs or greater flow in a 100-year event shall submit a request to the Zoning Administrator of the City of Scottsdale for approval prior to alteration.
- G. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from adjoining properties.
- H. The maximum portion of a lot that may be enclosed by solid walls, fences or hedges taller than three (3) feet in height but not taller than six (6) feet in height shall be sixty (60) percent of net lot area for lots between 32,000 and 69,999 square feet in area and fifty-five (55) percent of net lot area for lots between 70,000 and 189,999 square feet in area.
- I. Corral fencing shall be a minimum of four (4) feet in height, but shall not exceed six (6) feet in height measured from existing natural grade.
- J. The minimum setback for accessory buildings from any rear or side property line shall be five (5) feet for lots between 32,000 and 69,999 square feet in area and ten (10) feet for lots between 70,000 and 189,999 square feet in area.

#### **Street Dedication Requirements**

#### **DRB Stipulations**

7. The developer shall dedicate additional right-of-way as required for the construction of a southbound right-turn deceleration lane and a northbound left-turn lane for Scottsdale Road.

#### **Ordinance**

- K. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
Scottsdale Road (Public)	Major Arterial	150 (full width); 75 (half)
Peak View Road (Public)	Local Collector	50 (full width); 25 (half)

70 <sup>th</sup> Street (Public)	Local Residential	40 (full width); 20 (half)
Dale Lane (Public)	Local Collector	50 (full width); 25 (half)
Internal Street (Private)	Local Residential	40' (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

## **Easements**

### **DRB Stipulations**

8. Trail Easement:
  - a. Prior to final plan approval, the developer shall dedicate a public trail easement overlaying and sharing the same boundaries as the scenic corridor easement along the west side of Scottsdale Road. In addition, the developer shall dedicate a minimum twenty five (25) foot wide public trail easement along the east side of 70<sup>th</sup> Street, along the north side of Dale Lane, and the south side of Peak View Road. A public equestrian trail easement shall be dedicated overlaying and sharing the same boundaries as the drainage easement that contains the large wash that crosses the property from the northeast to the southwest property corners, subject to approval of the City's Trails Coordinator. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
9. Sight Distance Easements
  - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
  - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
10. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road and on 70<sup>th</sup> Street since; no access is allowed along these streets. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Peak View Road and on Dale Lane except at the approved access locations on the final plat.
11. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
12. Emergency Access Easement:
  - a. Prior to final plan approval the developer shall dedicate a minimum 24-foot-wide emergency and service vehicle access easement that overlays the tract dedication for the proposed internal streets as shown on the preliminary plat. An emergency and service vehicle access easement shall be dedicated over the southerly driveway that accesses Dale Lane.

## **Ordinance**

- L. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

M. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

N. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

O. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

P. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.
- (2) Natural Area Open Space areas shown on the NAOS graphic to be dedicated over subdivision tracts shall be dedicated with the final plat.
- (3) Add the following note on the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
- (4) Add the following note on the final plat: The homeowners association shall maintain any NAOS located within a common tract owned by the homeowners association. Responsibility for maintenance of any NAOS located on individual lots (on-lot NAOS) shall be that of the individual property owner.

## **Final Improvement Plan Requirements**

### **PLANNING**

#### **Walls, And Fence Design** **DRB Stipulations**

13. Entry walls and accent walls shall be limited to a height of six (6) feet unless otherwise approved by the Development Review Board.
14. All solid walls shall be located outside of dedicated NAOS areas.

**Ordinance**

- Q. All wall and fence colors shall not exceed a light reflective value of 35 percent. All wall and fence colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the *Munsull Book of Color* on file in the Planning Systems department.
- R. Site walls where permitted by this ordinance shall be setback a minimum of fifteen (15) feet from any side or rear property line.
- S. Walls shall not exceed six (6) feet in height except that walls within a front yard setback shall not exceed three (3) feet in height measured from existing natural grade.

**Natural Area Open Space (NAOS)****DRB Stipulations**

- 15. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS and shown on NAOS exhibit as such.
- 16. NAOS shall not be dedicated within 5-feet of any building
- 17. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
- 18. NAOS areas dedicated within 5-feet of any wall shall be counted as revegetated NAOS and shown on NAOS exhibit as such.
- 19. Provide note on final plat stating: Natural Area Open Space as dedicated by this plat will never be allowed to be released or reduced.

**Ordinance**

- T. Any area designated as NAOS that is to be disturbed for construction shall be counted as revegetated NAOS and shown on NAOS exhibit as such.
- U. The maximum allowable revegetated NAOS per lot shall not exceed thirty (30) percent of the total NAOS required for the lot.
- V. The maximum allowable revegetated NAOS for the entire subdivision shall not exceed thirty (30) percent of the total NAOS required for the subdivision.
- W. NAOS dedications shall not be accepted within roadway easements.

**Construction Envelope Exhibit****DRB Stipulations**

- 20. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

**Ordinance**

- X. The developer shall provide a separate dimensioned construction envelope exhibit with the final improvement plan review.
- Y. The construction envelope for each lot shall not encroach closer than fifteen (15) feet to any side or rear property line unless otherwise permitted.
- Z. With the exception of driveways, proposed construction envelopes shall not exceed the minimum required front setbacks for the subdivision.

**Landscape Design****DRB Stipulations**

- 21. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

22. Salvaged vegetation shall be incorporated into the landscape design.
23. All disturbed areas shall be re-landscaped with plant material and plant densities to match the adjacent undisturbed desert.
24. Trees shall not be provided in the Public Utility Easements.
25. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
26. Median improvements on private roadways shall be landscaped with roadway improvements. All plant material shall be on the ESLO and ADWR Phoenix AMA plant lists.
27. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

**Ordinance**

- AA. All plant material utilized to revegetate disturbed areas shall be plant material selected from the City of Scottsdale's Environmentally Sensitive Lands Indigenous Plant palette, unless otherwise permitted under the Environmentally Sensitive Lands Ordinance.

**Exterior Lighting Design****DRB Stipulations**

28. No lighting shall be permitted in dedicated NAOS easements.
29. All exterior luminaries, with the exception of the entry wall luminaries, shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.

**Ordinance**

- BB. Entry wall mounted lighting lamps shall not exceed fifty (50) watts for incandescent and compact fluorescent lamp types, and twenty-five (25) watts for halogen lamp types.
- CC. Entry wall mounted lighting shall not exceed a height of six (6) feet.
- DD. All exterior lighting below three (3) feet in height shall be fully shielded.
- EE. All exterior lighting including those mounted to buildings/structures and on poles shall not exceed a height of sixteen (16) feet.

**Additional Planning Items****DRB Stipulations**

30. Flagpoles, if provided, shall be one piece, conical, and tapered.
31. As part of the sales of any residential lot adjacent to a public trail, or path the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, or path.

## ENGINEERING

### Drainage And Flood Control

#### DRB Stipulations

32. Demonstrate consistency and conformance with referenced drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
  - a. As a condition of approval of Case 23-UP-2004, the developer is required to submit a Master Drainage Report for Turquesa Equestrian Estates that will be reviewed and approved by City staff. The Master Drainage Report shall be approved by City staff prior to the submittal of the final improvement plans and the drainage report for Turquesa Equestrian Estates. Any conceptual or substantial changes not consistent with the Turquesa Equestrian Estates Master Drainage Plan shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
  - b. Addendum generated shall be added to the appendix of the Turquesa Equestrian Estates Final Drainage Report.
  - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
33. Constructed basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event, unless approved by Final Plans staff.
34. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
35. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
36. The final drainage report and improvement plans submitted to the Plan Review and Permit Services Division shall demonstrate that all watercourse crossings for roads are designed so that the 100-year storm event will not create a flow greater than one foot of depth over the roads.
37. The final drainage report and improvement plans submitted to the Plan Review and Permit Services Division shall show the extent of areas inundated by the 100-year storm event, including the extent of areas inundated due to attenuated peaks caused by the pipes under the roadways for the 100-year storm event. The report and plans shall demonstrate that the 100-year flood limits of inundation do not encroach within any construction envelopes for the proposed lots, particularly Lots 4, 5, 6, 8, 9, 17, 18, 19, and 20 as shown on the preliminary plat, and that development will not increase the potential for flooding on adjacent properties.
38. If construction of floodwalls is required to protect the building envelopes of any proposed lots, the final drainage report and improvement plans shall provide the design and analysis for the all of the flood walls for the subdivision.
39. All floodwalls shall be completely constructed prior to the issuance of permits for any individual lot.
40. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
41. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.

42. Provide positive drainage away from walks and curbs along all streets.
43. Riprap shall be indigenous stone.
44. All exposed cut and fill shall be treated with eonite or equivalent.

**Ordinance**

FF. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

GG. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.

HH. Other Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not allowed.

II. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**Roadway, Intersection, And Access Design****DRB Stipulations**

45. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Scottsdale Road (Public)	Major Arterial	Construct a southbound right-turn lane and a northbound left-turn lane. Match existing pavement standards for construction.	Existing	Provide a trail within the scenic corridor along the west side of Scottsdale Road per the approved Trails Master Plan.
Peak View Road (Public)	Local Collector	Construct a 24-foot section (2 travel lanes) adjacent to the property that widens to 40-feet at the Scottsdale Road intersection to provide for a separate left-turn lane.	Roll	No requirements*. *If a trail is proposed by the Developer, it shall be to the specifications of the City's Trails Coordinator.
70 <sup>th</sup> Street (Public)	Local Residential	No street construction required.	None	Provide a trail area within the NAOS area per the approved Trails Master Plan.
Dale Lane (Public)	Local Collector	No street construction required.	None	Provide a trail within the NAOS area per the approved Trails Master Plan.
Internal Streets (Private)	Local Residential	20' (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street	Ribbon	None

46. The entrance to the proposed subdivision that accesses Peak View Road shall be located approximately 825 feet from the intersection of Scottsdale Road, measured centerline to centerline, as shown on the preliminary plat.
47. The proposed westerly driveway that accesses 70<sup>th</sup> St. shall only provide emergency and service vehicle access.
48. The proposed westerly driveway that accesses 70<sup>th</sup> St. shall be constructed per COS Standard Detail #2207, Residential Unpaved Road, with a decomposed granite surface as shown on the proposed Conceptual Facility Plan. The entrance for the southerly driveway at the internal private street shall be constructed per COS Standard Detail #2250.
49. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
50. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

**Ordinance**

- JJ. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.



- KK. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

### **Trails And Paths**

#### **DRB Stipulations**

51. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
52. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
53. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.
54. The Public Equestrian Trail located within the central wash on the site, may be restricted to equestrian use only subject to the approval of the City's Trails Coordinator, with no pedestrian, motorized or un-motorized vehicles or dogs permitted to use the trail. Hours of use shall be sunrise to sunset.

### **Refuse**

#### **DRB Stipulations**

55. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

### **Ordinance**

- LL. Underground vault-type containers are not allowed.
- MM. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- NN. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **Water And Wastewater Stipulations**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

#### **DRB Stipulations**

56. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.

57. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
- c. Include a complete description of requirements relating to project phasing.
- d. Clearly identify water sampling station locations as applicable.

58. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.

59. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

60. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **Water**

#### **Ordinance**

OO. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **Wastewater**

#### **Ordinance**

PP. Privately owned sanitary sewer shall not run parallel within the waterline easement.

### **Bridge/Wash Crossing And Head Wall Design**

#### **DRB Stipulations**

61. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert. No headwalls or drainage structures shall be counted in NAOS areas.

62. Bridges:

- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.

## **Construction Requirements**

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### **As-Built**

#### **DRB Stipulations**

63. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
64. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
65. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
66. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Summary Of Development Standards**

<b>Subdivision Name</b>	Turquesa Equestrian Estates
<b>Zoning</b>	R1-70 ESL

	<b>Ordinance Requirements</b>	<b>Maximum Reduction Allowed</b>	<b>Amended Standards</b>	<b>(%) Proposed Reduction</b>
Min. Lot Area	70,000 sf	25%	54,000 sf	23%
Min. Lot Width				
Standard Lot	250'	25%	190'	24%
Flag Lot	---	---	20'	---
Maximum Building Height	<b>24'</b>	---	<b>24'</b>	---
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60'	25%	45'	25%
Front (to face of garage)	60'	25%	45'	25%
Front (corner lot, side street)	60'	25%	45'	25%
Front (corner lot, adjacent to key lot, side street)	60'	25%	45'	25%
Front (double frontage)	60'	25%	45'	25%
Side Yard				
Minimum	30'	25%	25'	17%
Minimum aggregate	60'	25%	50'	17%
Rear Yard				
Standard Depth	60'	25%	45'	25%
Min. Depth (% of difference which can be occupied)	---	---	---	---
Patio*	---	---	---	---
Distance Between Buildings (Min)				
Accessory & Main	10'	25%	10'	---
Main Buildings/Adjacent Lots	60'	25%	60'	---
Maximum Wall Height				
Front	3'	---	3'	---
Side	6'	25%	6'	---
Rear	6'	25%	6'	---
Corner side not next to key lot	6'	25%	6'	---
Corral fence height (on prop line)	6'	25%	6'	---
Development Perimeter Setbacks:				
Notes & Exceptions:				
All solid walls shall be setback a minimum of fifteen (15) from a side or rear property line.				